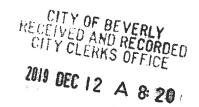


CITY of BEVERLY PLANNING BOARD

191 Cabot Street
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Mayor
Michael P. Cahill
Planning Director
Aaron Clausen
Chairperson
Ellen Hutchinson
Vice-Chair
Edwin Barrett, III

Members
Sarah Bartley
Derek Beckwith
William Boesch
Alexander Craft
Ellen Flannery
Allison Kilcoyne
Wayne Miller

REGULAR MEETING
Beverly Council on Aging ("Senior Center")
90 Colon Street
Tuesday, December 17, 2019
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. if any
- Recess for Public Hearings
- 2. Continued Public Hearing: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 "Depot II" a 166,000 sq.ft. mixed commercial and residential building containing 106 residential units (as revised) with associated parking and site improvements 134-142-146 Rantoul Street and 1-9 Park Street Depot Square Phase II, LLC
- 3. Continued Public Hearing: Site Plan Review #146-19 Construct a mixed-use building in the CN Zoning District containing 880 sq.ft. of retail space on the first floor and 2 residential units on the second and third floors (as revised), with associated parking and site improvements 0 Everett Street 0 Everett Street LLC, c/o Alexander & Femino
- 4. Continued Public Hearing: Waiver of Frontage and Definitive Subdivision Plan Subdivide 15,000 sq.ft. lot in the R10 Zoning District into one 10,000 sq.ft. lot and one 5,000 sq.ft lot, where a Variance for area and frontage has been granted by the ZBA, and extend Livingstone Avenue by 110 ft. 21 Porter Terrace Jeffrey Holloran
- Reconvene Meeting
- 7. Discussion / Decision on Public Hearing items (as necessary)
- 8. Request for a Minor Modification to Approved Site Plan #138-19 in accordance with Beverly Zoning Ordinance Section 300-98E for 44 Dunham Ridge 50 Dunham Road to reduce the required

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setback of 44 Dunham Ridge from 25 feet to 15 feet at the north side of the building – Dunham Ridge, LLC

- 9. Request for a Minor Modification to Approved Site Plan #134-18 elimination of the open deck at the rear of the commercial space leased to Atomic Café, and modifications to the residential windows 268B Cabot Street Overlook Cabot, LLC
- 10. Endorse Definitive Subdivision Plan and OSRD Site Plan #11-18 with Form G Covenant Thaxton Heights Road (formerly Off Thaxton Road & Grover Street) Hickory Street Realty Trust
- 11. Endorse Definitive Subdivision Plan without Covenant 16 Harwood Street Marius Bego
- 12. Approval of Minutes: June 18, 2019, July 16, 2019, August 20, 2019, September 10, 2019, September 17, 2019, October 1, 2019, October 22, 2019, November 13, 2019, November 19, 2019 (as available)
- 13. Other business not known at the time of the posting of this agenda.
- Adjournment